



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

www.howardcountymd.gov

FAX 410-313-3467

Technical Staff Report

Planning Board Meeting of December 13, 2012 at 7:00 p.m.

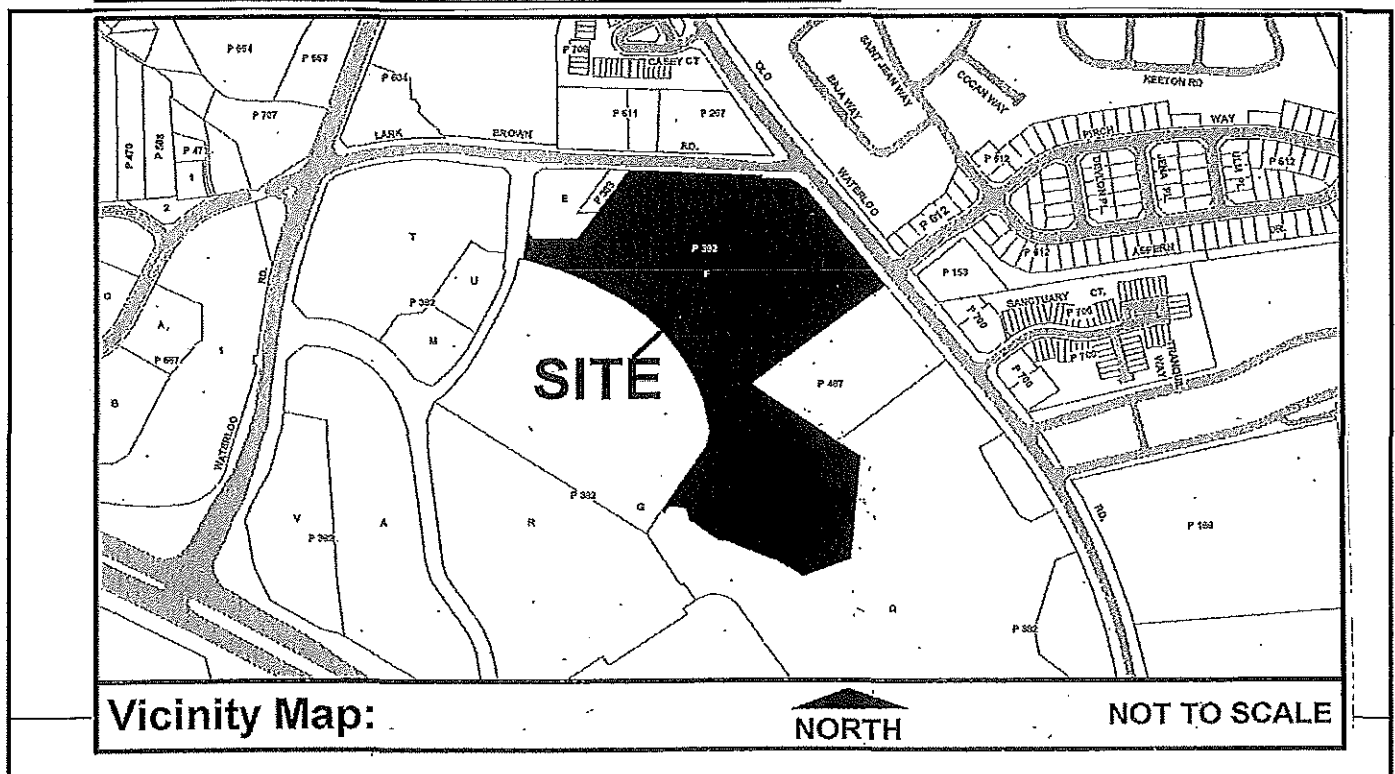
Case No./Petitioner: Final Development Plan FDP-240-A-11, Howard Research and Development Corporation and Columbia Gateway COP

Project Name: Benson East (Paragon at Gateway Overlook)

Request: For Planning Board approval of an amendment to Final Development Plan Phase 240-A-I. The purpose of this FDP amendment is to decrease the Employment Center Commercial Land Use in Parcel F to 2.08 acres (previously 18.6816 acres) and to increase the Apartment Land Use on Parcel F to 16.60 acres (previously 0 acres) and to add the criteria for Apartment Land Use to this FDP.

Department of Planning and Zoning Recommendation:

APPROVAL



Location:

FDP-240-A-II applies to 126.8011 acres of New Town zoned land within Benson East. The primary FDP amendment area is located on Parcel F of Benson East subdivision containing 18.6818 acres located on the south side of Lark Brown Road at its intersection with Old Waterloo Road, also known as Tax Map 37, Grid 20, Parcel 283.

Vicinal Properties:

- To the north of the site, across Lark Brown Road, are two B-1 zoned parcels; Parcel 611, which is a contractor's office, and Parcel 267, which is the site of a small shopping center.
- To the east, across Old Waterloo Road, are the Deep Run Mobile Home Park and the Village of Deep Run, both are residential neighborhoods and are zoned R-MH. Adjacent to the east side of the Property is Parcel 487, which is zoned M-1 and is the site of a commercial nursery.
- To the east and south of the southern boundary of the Property is adjoining Parcel Q of the same Benson East subdivision. This is an open space parcel, and it contains a relatively large wooded area that contains a stream and wetland area. This area also contains a stormwater management pond that serves the Benson East subdivision.
- To the west of the site is the large Gateway Overlook shopping center which includes Costco. Also, to the west of the northern area of the Property is vacant Parcel E, which is part of the Benson East subdivision, and Parcel 383, which is zoned M-1 and is currently the site of a single-family detached dwelling.

Site History:

- FDP-240 was recorded on June 3, 2005.
- FDP-240-A was amended to incorporate SHA owned right-of-way into open space and Employment Center Commercial land use area on January 25, 2006.
- FDP-240-A-1 was amended on January 19, 2007 to add gas station criteria to this FDP.

Purpose:

The developer is requesting revisions that are consistent with the Master Comprehensive Final Development Plan Criteria for the New Town District. The proposed amendments to FDP-240-A-1 will add the Apartment land use criteria and land use area, decrease the acreage for the Employment Center Commercial land use, and will amend Section 7C-3 to allow garage and maintenance structures, parking spaces and drives aisles associated with the residential apartments on the Employment Center Commercial Land Use area, specifically on Parcel F.

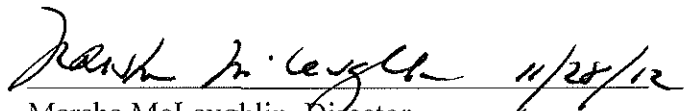
The amendments to the Final Development Plan are consistent with the Preliminary Development Plan which was approved by the Planning Board (approved on February 9, 2012) and Zoning Board (approved on April 19, 2012) under ZB Case No. 1095.

LAND USE DESIGNATIONS	PRESENT FDP-240-A-1	AMENDED FDP-240-A-II	ACREAGE CHANGE
Employment Center			
Commercial	78.7192 acres	62.1192	-16.6 acres
Apartment	6.6000 acres	23.2 acres	+16.6 acres
Open Space	40.7300 acres	40.7300 acres	No Change
Right-of-way (Employment Center)	0.7519 acres	0.7519 acres	No Change
Total	126.8011 acres	126.8011 aces	No Change

SRC Comments: By letter dated October 23, 2012, the SRC determined FDP-240-A-II to be approvable.

Please note that this file is available for public review at the Department of Planning and Zoning's public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.

Recommendation: The Department of Planning and Zoning recommends **approval** to the requested amendment to FDP-240-A-1, Benson East.

 11/28/12
Marsha McLaughlin, Director
Department of Planning and Zoning